

2016 048523

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MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Form WD-1
Revised 07/2014

Project:	<u>1000077</u>
Code:	<u>NA</u>
Parcel:	<u>18</u>
Page:	<u>1 of 2</u>

THIS INDENTURE WITNESSETH, That Kim Arnold, as Trustee under Trust #16-21852, the Grantor(s) of Lake County, State of Indiana Convey(s) and Warrant(s) to the **TOWN OF LOWELL, INDIANA**, the Grantee, for and in consideration of the sum of Seven Thousand Three Hundred Twenty Six and No/100 Dollars (\$7,326.00) (of which said sum \$7,326.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of LAKE, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all ~~easements, conditions and restrictions~~ of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The Grantor herein reserves an ~~easement in perpetuity~~ for the Grantor, its successors, personal representatives, and assigns, for ingress and egress over and upon that certain Real Estate described in Exhibit "A" and depicted upon Exhibit "B".

The undersigned represents and warrants that she is the Trustee of Trust #16-21852, that pursuant to the Trust Agreement she has full authority to manage the affairs of said Trust and sign and execute documents on its behalf and that said authority has not been revoked, and that she is therefore, fully authorized and empowered to convey to the Town Of Lowell, Indiana real estate of this Trust, and that on the date of execution of said conveyance instruments she had full authority to so act.

I affirm, under the penalties for perjury, that I have taken reasonable care to record each Social Security Number in this document, unless required by law.

Interests in land acquired by
The City of Lowell, Indiana
Grantee mailing address:
501 East Main Street
PO Box 157
Lowell, IN 46356

JOHN E. PETALAS
LAKE COUNTY AUDITOR

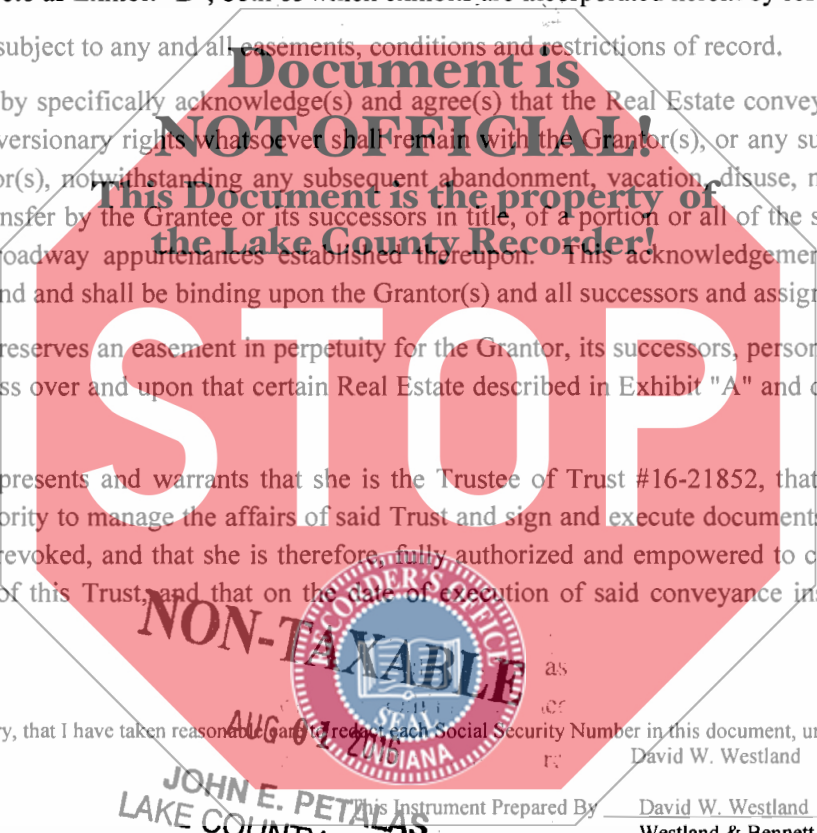
This Instrument Prepared By David W. Westland
Westland & Bennett P.C.
141 W. US Highway 30, 2nd Fl.
Scherville, IN 46375

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: *AW*

014242



\$24
1st Group
[Signature]

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Page: 2 of 2

The grantor(s) assume(s) and agree(s) to pay the 2015 payable 2016 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument
this 6th day of May, 2016.

Kim Arnold, as Trustee under Trust #16-21852

By: Kim Arnold, Trustee
Kim Arnold, Trustee of Trust #16-21852

STATE OF: Indiana :
COUNTY OF Lake : SS:

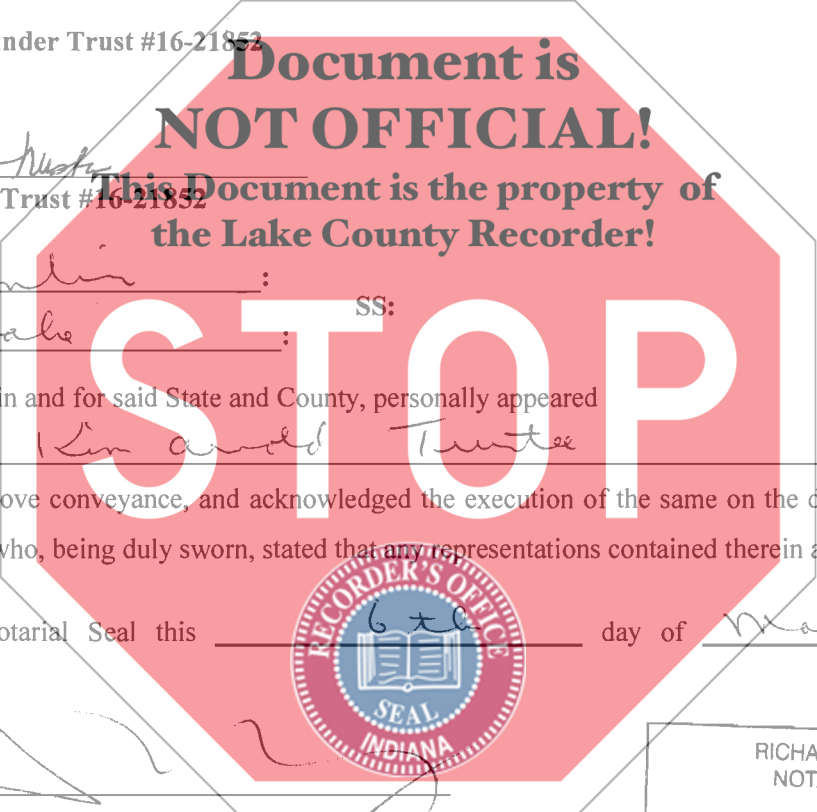
Before me, a Notary Public in and for said State and County, personally appeared Kim Arnold Trustee, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 6th day of May, 2016.

Signature [Signature]
Printed Name _____

My Commission expires _____

I am a resident of _____ County.



RICHARD A. ZUNICA
NOTARY PUBLIC
SEAL
Porter County, State of Indiana
My Commission Expires August 31, 2022

EXHIBIT "A"

Project: 1000077
Parcel: 18
Tax Key No. 45-19-24-380-022.000-008

Sheet 1 of 1
WD-1
Fee Simple

Part of the East Half of the Southeast Quarter of the Southwest Quarter of Section 24, Township 33 North, Range 9 West of the Second Principal Meridian of Lake County, Indiana and being that part of the grantors' land depicted on attached Right of Way Parcel Plat marked as Exhibit "B", described as follows:

Commencing at the southeast corner of the East Half of said Quarter Quarter Section, said point being designated as "374" on said parcel plat; thence North 89 degrees 46 minutes 38 seconds West 269.00 feet along the south line of the East Half of said Quarter Quarter Section; thence North 00 degrees 44 minutes 59 seconds West 36.21 feet to the centerline of State Road 2, said point being on a non-tangent curve to the left, having a radius of 34037.10 feet and a chord bearing of South 89 degrees 50 minutes 07 seconds West said point also being the southeast corner of the grantor's land and the point of beginning of this description; thence along said curve and said centerline 131.99 feet to the southwest corner of the grantor's land; thence North 00 degrees 44 minutes 59 seconds West 25.00 feet along the grantor's west line; thence North 89 degrees 46 minutes 04 seconds East 52.16 feet to point "382" as designated on said parcel plat; thence North 88 degrees 26 minutes 33 seconds East 79.83 feet to the grantor's east line; thence South 00 degrees 44 minutes 59 seconds East 27.00 feet along the grantor's east line to the point of beginning, containing 0.078 acres, more or less inclusive of the presently existing right of way which contains 0.058 acres more or less.

This description was prepared for the Town of Lowell, Indiana by Benson G. Hinshaw, Indiana Registered Land Surveyor, License Number 2930009, on the 30th day of November, 2015.

This description was written from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.



Benson G. Hinshaw

EXHIBIT "B"

SHEET 1 OF 2

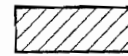
PARCEL PLAT

PREPARED FOR THE TOWN OF LOWELL, INDIANA

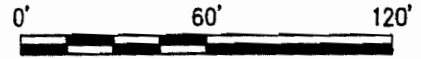
PARCEL: 18
PROJECT: 1000077
S.R. 2
COUNTY: LAKE
SECTION: 24
TOWNSHIP: 33 N
RANGE: 9 W

OWNER: THOMAS J. SPENCER
INSTRUMENT NO.: 2010-028676
DATED: 05/19/2010
INSTRUMENT NO.: 296216
DATED: 04/18/1975

DES. NO.: 1000077
DRAWN BY: J.F. HINES
CHECKED BY: B.G. HINSHAW



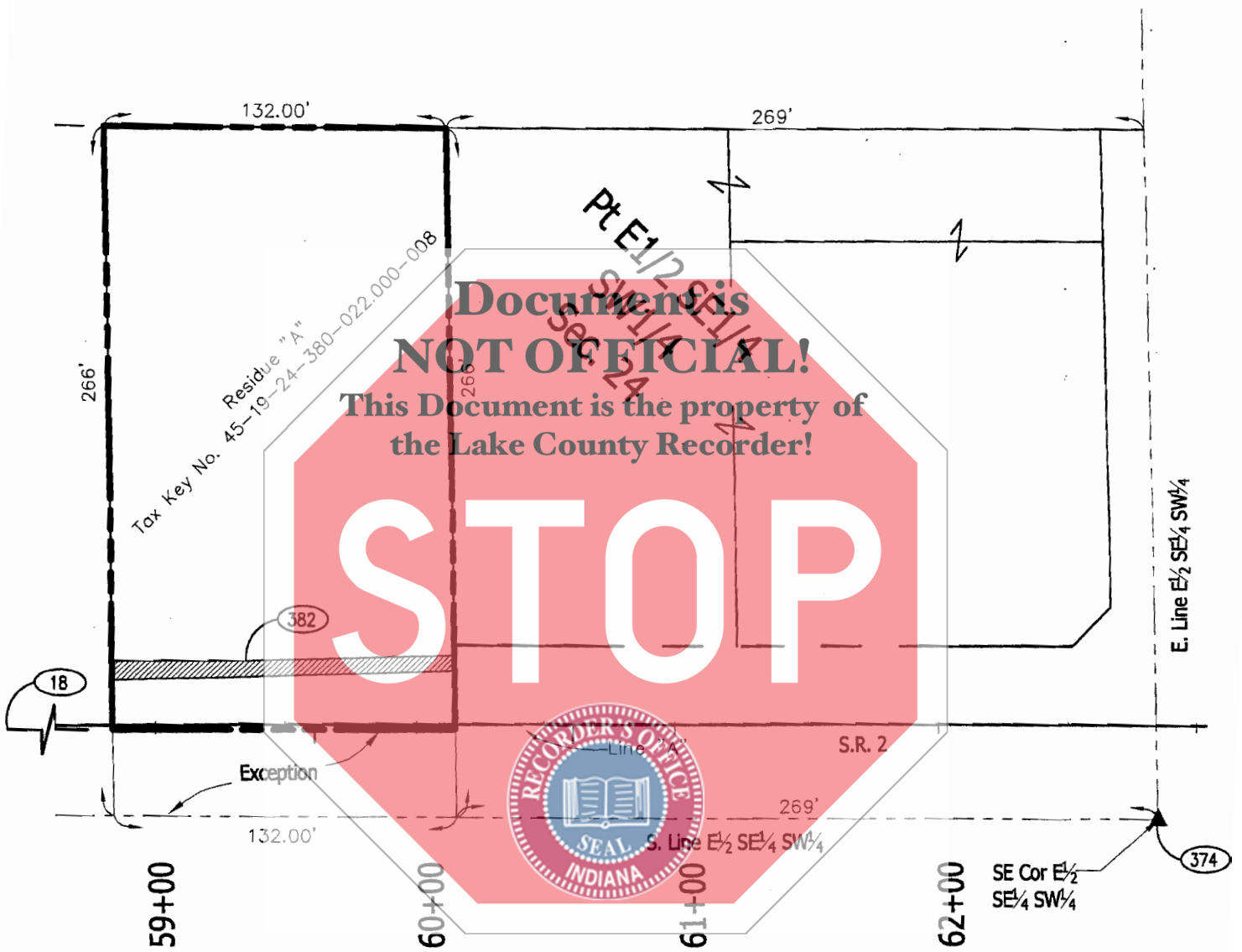
Hatched area is the approximate taking.



SCALE: 1" = 60'



Dimensions shown below are from the above listed record documents.
Centerline stationing tic marks are shown at 50 foot intervals.



This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.

PARCEL PLAT

PREPARED FOR THE TOWN OF LOWELL, INDIANA

PARCEL: 18
 PROJECT: 1000077
 S.R. 2
 COUNTY: LAKE
 SECTION: 24
 TOWNSHIP: 33 N
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POINT REFERENCE TABLE (ENGLISH UNITS)					
(NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES)					
POINT	CENTERLINE	STATION	OFFSET	NORTHING	EASTING
18	*	*	*	*	*
374	"A"	62+84.81	36.4' RT.	2200758.340	2865454.937
382	"A"	59+35.01	25.00' LT.	2200820.426	2865085.315

* See "Location Control Route Survey Plat"



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument No. 2010-035768 in the Office of the Recorder of Lake County, Indiana, (incorporated herein and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, (Rule 12).

First Group
 Engineering Inc.
 5925 Lakeside Blvd.
 Indianapolis, Indiana
 Phone (317) 290-9549

Benson G. Hinshaw
 Benson G. Hinshaw
 Reg. Land Surveyor No. 29500009
 State of Indiana

11/25/2015
 Date

